

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**8/1/2017**

| <b>SUBJECT:</b>                                                                 | <b>SUBMITTED BY:</b>                   |
|---------------------------------------------------------------------------------|----------------------------------------|
| Acceptance of Public Improvements for 35th Street & Saratoga Avenue Development | Nan Newlon<br>Director of Public Works |

**SYNOPSIS**

A resolution has been prepared to accept the public improvements for the 35th Street & Saratoga Avenue development.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2015-2017 include *Top Quality Infrastructure*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the August 1, 2017 consent agenda.

**BACKGROUND**

The 35<sup>th</sup> Street and Saratoga Avenue development consists of seven single-family homes with a stormwater management basin located on a separate lot. The stormwater basin will be maintained by the homeowners association (HOA). The public improvements have been inspected and recommended for acceptance by staff. Public improvements include the street, curb & gutter, sidewalks, stormwater basin and other infrastructure within the public right-of-way. Per the Subdivision Ordinance, there will be a warranty period of two years for the public improvements.

**ATTACHMENTS**

Resolution  
Plat of Subdivision  
Record Drawing

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION AUTHORIZING ACCEPTANCE OF  
PUBLIC IMPROVEMENTS - 35TH AND SARATOGA SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the 35th and Saratoga Subdivision; and,

WHEREAS, Naniel Newlon, Director of Public Works, has recommended acceptance of these public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of The Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the Village hereby accepts those municipal public improvements constructed as part of the 35th and Saratoga Subdivision generally located on the north side of 35<sup>th</sup> Street, west of Saratoga Avenue, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the Irrevocable standby letter of credit, in the original amount of \$303,720.55 submitted by Greenscape Homes, LLC, previously reduced to \$49,561.40, is hereby reduced to the amount of \$16,035.20 to ensure the maintenance of the Public Improvements and in accordance with Section 20.407 of the Village Code.
3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Resolution.
4. That all resolutions or parts of resolutions in conflict with the provisions of the Resolution are hereby repealed.
5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk

# LEGEND & ABBREVIATIONS

- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- IRON PIPE SET
- IRON PIPE FOUND
- MEASURED DATA
- PUBLIC UTILITY & DRAINAGE
- EXISTING LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PARCEL LINE
- SECTION LINE

## FINAL PLAT OF SUBDIVISION 35TH AND SARATOGA SUBDIVISION

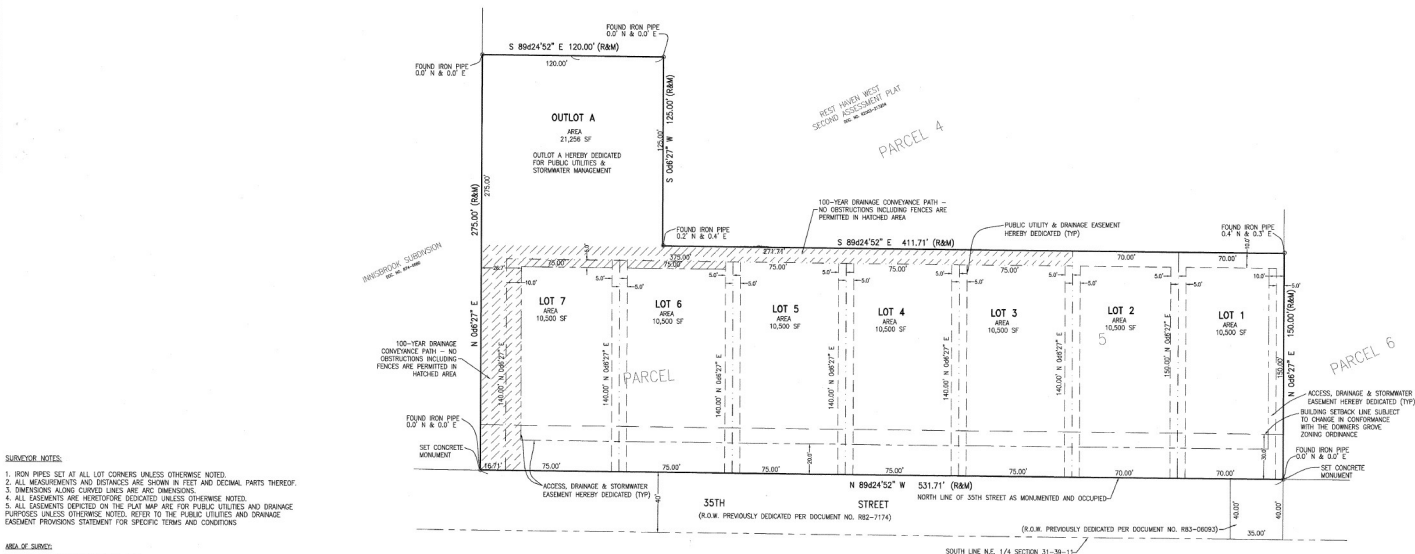
BEING A SUBDIVISION OF PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:  
1350 35TH STREET  
DOWNERS GROVE, ILLINOIS

PAGE 1 OF 2

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JUL 23 2015 11:07 AM  
PLAT # 2015-089485  
000 PAGES R2015-089485

1" Scale = 50 Feet  
BASIS OF BEARING  
CENTRAL OF 35TH STREET  
ASSUMED TO BE N 89°42'52" W  
p/n: 0631201043



### SURVEYOR'S NOTES:

- IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
- ALL EASEMENTS ARE HEREOFORTH DEDICATED UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT FOR SPECIFIC TERMS AND CONDITIONS.

### AREA OF SUBJECT:

CONTAINING 84,750 SQUARE FEET (2.175 ACRES) MORE OR LESS

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, DAVID M. RENDOU, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003819, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

PARCEL 5 IN REST HAVEN WEST SECOND ASSESSMENT PLAT, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 6, 2003 AS DOCUMENT R2003-213254 IN DUPAGE COUNTY, ILLINOIS.

I, FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170430607H EFFECTIVE DATE DECEMBER 15, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF DECEMBER 2014 AT WARRENVILLE, IL

*David M. Rendou*  
DAVID M. RENDOU  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003819  
LICENSE EXPIRES 11/30/2016

SUBMITTED BY:

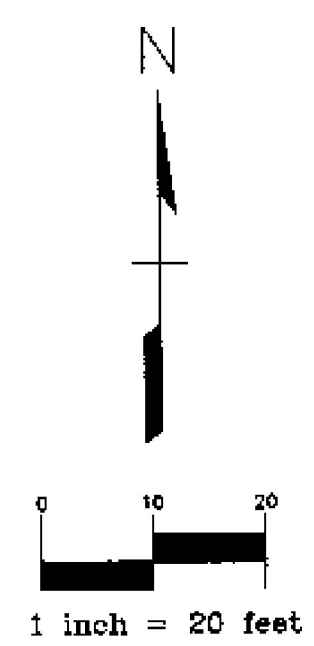
DATE: 12/30/14  
REVISED: 1/28/15  
REVISED: 2/11/15  
REVISED: 2/24/15  
REVISED: 3/18/15  
REVISED: 3/25/15

PREPARED BY:  
**GREENSCAPE HOMES, LLC**  
4888 WEAVER PARKWAY  
WARRENVILLE, IL 60558

DUPAGE CO RECORDER PAGE 1 OF 2



# RECORD DRAWINGS



## PROPOSED PIPE DETENTION DESIGN:

SIZE OF CULVERT: 24"

| VOLUME:             | DIA  | AREA | LENGTH | VOLUME (CF) | # OF CULVERTS | TOTAL VOLUME (CF) |
|---------------------|------|------|--------|-------------|---------------|-------------------|
| 2                   | 3.14 | 1505 | 4725.7 | 1           |               | 4726              |
| SIZE OF DRYWELL:    | L    | W    | D      | VOLUME (CF) |               |                   |
|                     | 1506 | 3    | 3      | 13554       |               |                   |
| LESS VOLUME OF PIPE |      |      |        | 8828        |               |                   |

## NEW STORAGE PROVIDED:

| STORAGE IN PIPE | STORAGE IN STONE @ 36% VOIDS | STORAGE PROVIDED (CF) | TOTAL VOLUME (AC-FT) |
|-----------------|------------------------------|-----------------------|----------------------|
| 4726            | 3178                         | 7904                  | 0.181                |

## PROPOSED OUTLOT A DETENTION VOLUME

| Contour Elevation (feet) | Area (sq. ft.) | A1+A2+SqRT (A1*A2) (acres) | Volume (ac-ft) | Cum. Det. Vol. (ac-ft) |
|--------------------------|----------------|----------------------------|----------------|------------------------|
| 712.92                   | 0              |                            |                | 0.00                   |
| 711                      | 2975           | 0.07                       | 0.02           | 0.02                   |
| 715                      | 9232           | 0.40                       | 0.13           | 0.16                   |
| 715.7                    | 10303          | 0.67                       | 0.16           | 0.31                   |

VOLUME =  $(1/3) * (B1.2 * EL1) * (A1 - A2 - SQRT(A1 * A2))$

VOLUME PROVIDED = 0.31 AC-FT

## DETENTION POND AS-BUILT CAPACITY

Volume Calculations for Detention Basin

| Contour Elevation (feet) | Area (sq. ft.) | Average Area (feet) | Depth (feet) | Volume (cu-ft) | Cum. Det. Vol. (cu-ft) | Cum. Det. Vol. (ac-ft) |
|--------------------------|----------------|---------------------|--------------|----------------|------------------------|------------------------|
| 713.5                    | 546            |                     |              |                |                        | 0.00                   |
| 714                      | 2943           | 1714                | 0.50         | 872            | 872                    | 0.02                   |
| 715                      | 8785           | 5864                | 1.00         | 5864           | 6736                   | 0.15                   |
| 715.7                    | 9944           | 9565                | 0.70         | 6555           | 13291                  | 0.31                   |
| 716                      | 11333          | 10639               | 0.30         | 3192           | 16483                  | 0.38                   |

## AS-BUILT SWALE CAPACITY CALCULATIONS

LOCATION: LOT 1 EAST SIDE (A-A)  
LOCATION: LOT 1 WEST SIDE (H-H)

| Area (Ac) | IC (min) | From Bulletin 70:                                    |
|-----------|----------|------------------------------------------------------|
| 0.39      | 0.05     | 100 yr. 30 min storm = 2.80 in 30 min (Northeast IL) |
|           |          | Therefore I = 2.80 in 30 min or 5.60 in hr           |
|           |          | 100 yr. 15 min storm = 2.05 in 15 min (Northeast IL) |
|           |          | Therefore I = 2.05 in 15 min or 8.20 in hr           |

Q = CIA (cfs)  
Q (Controlled Release) = 0.74 (7.4 ACRES TRIBUTARY DETAINED @ 0.10 CFS/AC)  
TOTAL Q (cfs) = 2.13

PER VILLAGE REVIEW 7-27-15 SWALE MUST BE DESIGNED FOR 1 CFS/ACRE

DESIGN Q (cfs) = 7.8 (7.8 ACRES @ 1 CFS/ACRE)

Depth of Flow Calculation (Swale Capacity)

Flow Capacity at Section H-H

| AT DEPTH = 0.8 FEET |           |        |                 |                   |                        |
|---------------------|-----------|--------|-----------------|-------------------|------------------------|
| P (ft)              | A (sq ft) | R (ft) | Channel Slope S | Manning's n-Value | Manning's Flow Q (cfs) |
| 10.4                | 4.3       | 0.11   | 0.038           | 0.080             | 8.48                   |

LOCATION: NORTH PROPERTY LINE (I-I)

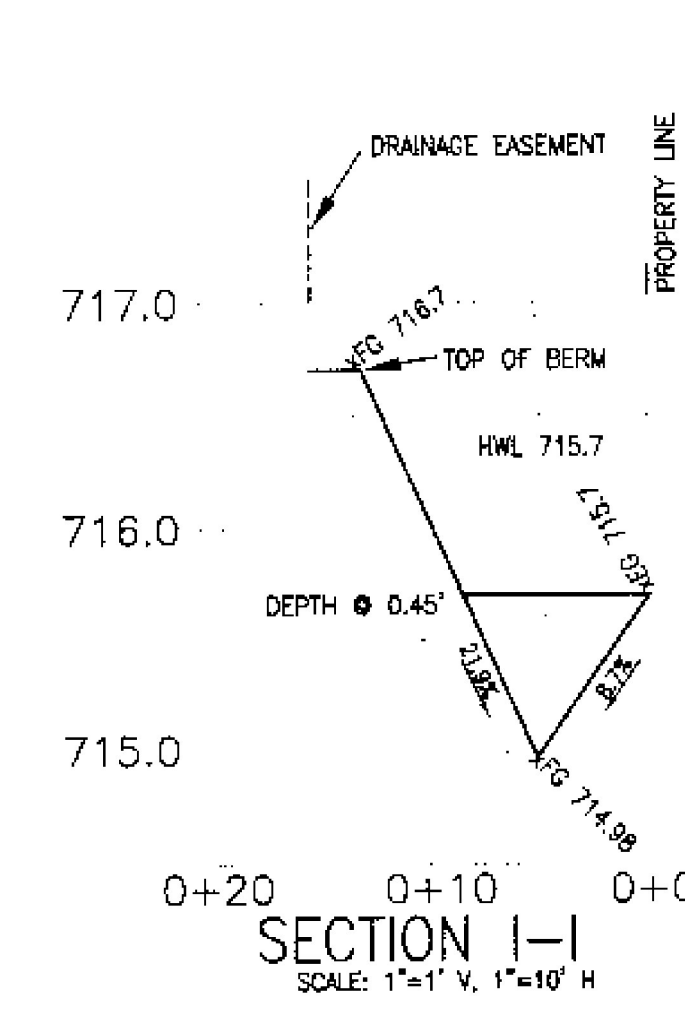
| Area (Ac) | IC (min) | From Bulletin 70:                                    |
|-----------|----------|------------------------------------------------------|
| 0.28      | 0.05     | 100 yr. 30 min storm = 2.80 in 30 min (Northeast IL) |
|           |          | Therefore I = 2.80 in 30 min or 5.60 in hr           |
|           |          | 100 yr. 15 min storm = 2.05 in 15 min (Northeast IL) |
|           |          | Therefore I = 2.05 in 15 min or 8.20 in hr           |

Q = CIA (cfs)  
Q (Controlled Release) = 1.63 (1.63 ACRES TRIBUTARY DETAINED @ 1.0 CFS/ACRE)  
DESIGN Q (cfs) = 1.63

Depth of Flow Calculation (Swale Capacity)

Flow Capacity at Section I-I

| AT DEPTH = 0.7 FEET |           |        |                 |                   |                        |
|---------------------|-----------|--------|-----------------|-------------------|------------------------|
| P (ft)              | A (sq ft) | R (ft) | Channel Slope S | Manning's n-Value | Manning's Flow Q (cfs) |
| 8.1                 | 3.0       | 0.36   | 0.030           | 0.080             | 4.82                   |



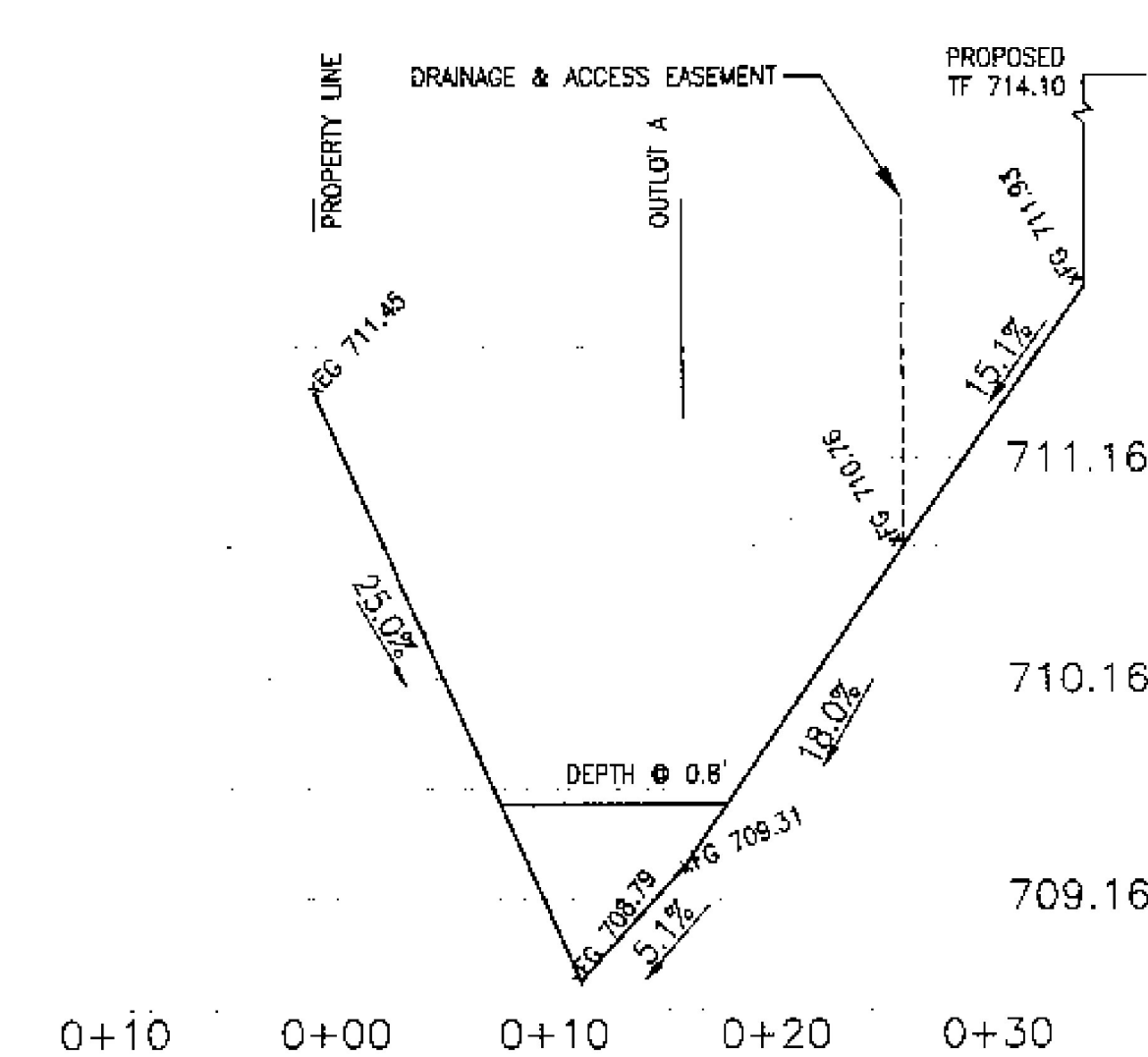
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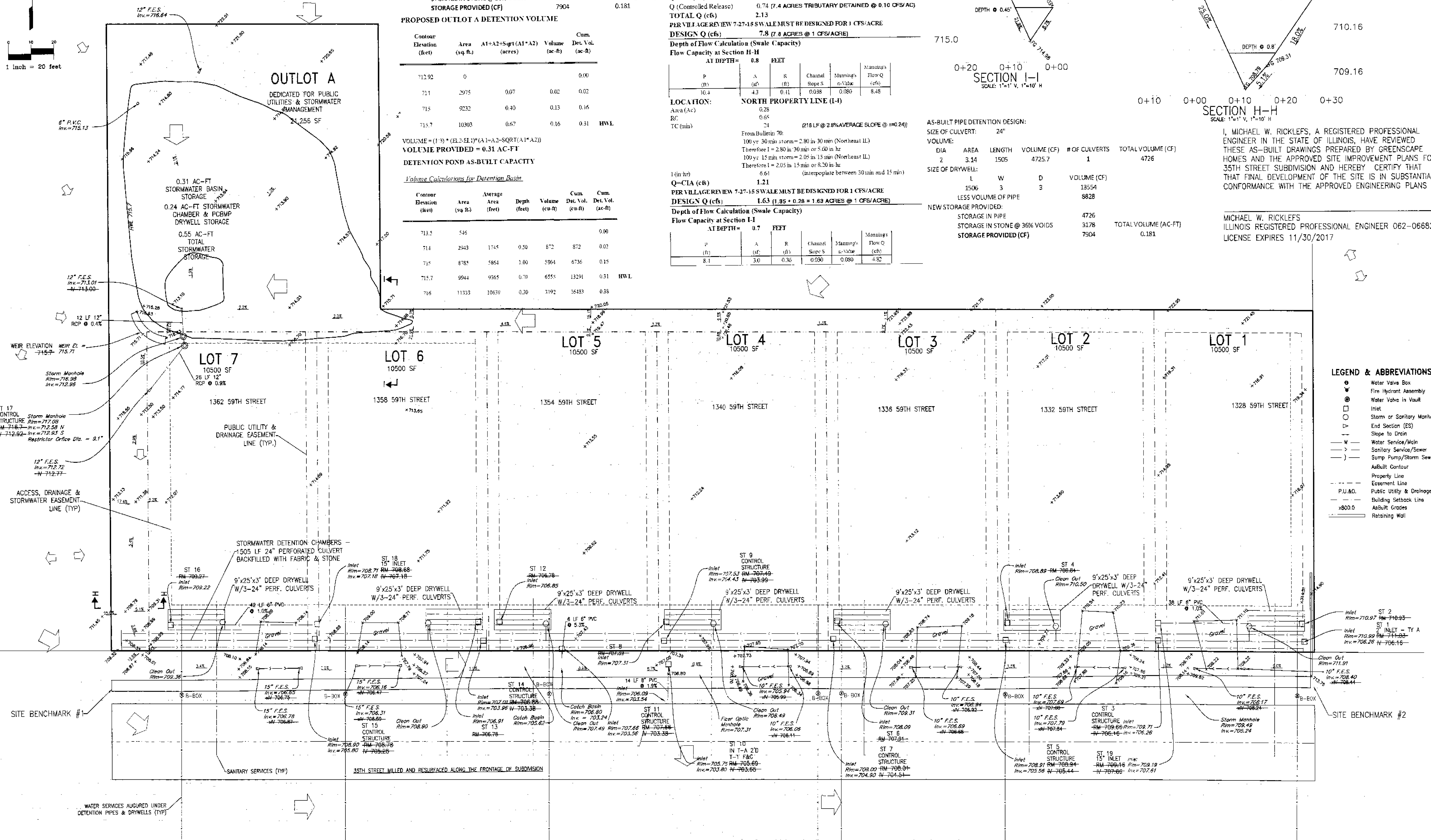


I, MICHAEL W. RICKLEFS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HAVE REVIEWED THESE AS-BUILT DRAWINGS PREPARED BY GREENSCAPE HOMES AND THE APPROVED SITE IMPROVEMENT PLANS FOR 35TH STREET SUBDIVISION AND HEREBY CERTIFY THAT THAT FINAL DEVELOPMENT OF THE SITE IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED ENGINEERING PLANS

MICHAEL W. RICKLEFS  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-066826  
LICENSE EXPIRES 11/30/2017

## LEGEND & ABBREVIATIONS

|                       |                           |
|-----------------------|---------------------------|
| Water Valve Box       | Water Valve in Vault      |
| Inlet                 | Storm or Sanitary Manhole |
| End Section (ES)      | Slope to Drain            |
| Water Service/Main    | Sanitary Service/Sewer    |
| Sump Pump/Storm Sewer | As-Built Contour          |
| Property Line         | Easement Line             |
| P.U. & D.             | Public Utility & Drainage |
| Building Setback Line | As-Built Grades           |
| x800.0                | Retaining Wall            |



**GREENSCAPE HOMES, LLC**  
4355 WEAVER PARKWAY  
WARRENVILLE, IL 60555



RECORD DRAWING  
35TH STREET SUBDIVISION  
DOWNERS GROVE, IL

| REV # | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| 1     | 11-17-15 | PER CITY REVIEW                   |
| 2     | 7-13-17  | ACCEPTANCE OF PUBLIC IMPROVEMENTS |

ISSUE DATE:  
11-5-15

DRAWN BY:  
MWR

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GREENSCAPE HOMES, LLC

C-1